

*N. J. DOCUMENTS
NEWARK LIBRARY*

RELOCATION GUIDE

MISC.
HOUSING AUTHORITY
OF THE CITY OF NEWARK

1969



HOUSING AUTHORITY OF THE CITY OF NEWARK

57 Sussex Avenue • Newark, New Jersey 07103

The Reverend Thomas J. Finnegan, Chairman

Theodore P. Pettigrew, Vice Chairman

Raymond P. Stabile, Treasurer

William F. Purcell, Sr.

Dr. Jack J. Siegel

Irving Rosenberg

Louis Danzig, Executive Director

RELOCATION

. . . INFORMATION FOR
FAMILIES & INDIVIDUALS

WHAT IS URBAN RENEWAL

WHEN YOU MOVE

WHERE TO MOVE

MONEY FOR YOU

EMERGENCY NUMBERS

NOTES:

HOUSE OF THE

57 Sussex

The Rev
Theo
F

Lo

WHAT IS URBAN RENEWAL?

The purpose of Urban Renewal is to rebuild cities and make them healthier, cleaner and more comfortable places in which to live.

This is accomplished by acquiring old and dilapidated buildings, and the land upon which they stand, using local funds with matching Federal grants and/or loans. The unsafe and unsound buildings are demolished and the cleared land is sold to private or public developers for the purpose of building those facilities most needed by the city.

Every effort is made to retain those buildings which can be rehabilitated and reused or those which have outstanding architectural significance or historical importance.

The renewal program in our city is administered by the Newark Housing Authority. Before new structures can be built, or existing buildings rehabilitated, it is often necessary to remove families from designated buildings in the renewal area.

To assist families and business firms to relocate with the least possible disruption in their normal affairs, the Newark Housing Authority has established a separate Division with this as its primary function.

WHAT IS URBAN RENEWAL

WHEN YOU MOVE

WHERE TO MOVE

MONEY FOR YOU

EMERGENCY NUMBERS

HO OF T

57

Th

The entire staff of the Housing Authority is dedicated to making the structural and physical transition with as little inconvenience as possible, both from an economical and environmental standpoint, and assures that every family will be relocated into decent, safe and sanitary housing that meets the standards prescribed by the Authority and at a rent the family can afford to pay.

Your Relocation Office will keep you constantly informed of the progress of the area's renewal including the approximate schedule of acquisition of properties, the relocation of families, and the demolition of those buildings scheduled to be demolished, either verbally or by a monthly newspaper prepared and distributed especially for your interest by your local relocation site office.

This booklet will tell you how the Relocation Division will help you find other housing facilities and assist you to relocate.

WHEN YOU MOVE

Your neighborhood is one of the areas that will be rebuilt. This means that at some future date you will have to move. It may be many months, however, before it will actually be necessary for you to leave. In the meantime you will be given all the help we can furnish you to find a new home.

ASK US FIRST!

The Housing Authority has employed trained personnel whose main function will be to assist you in finding the best possible housing at a rent you can afford to pay. *On the back page are the addresses and phone numbers of all the Authority's Relocation Site Offices.* Check for one in your neighborhood. The staff who work in these offices will answer all your questions about relocation. Remember, the office has the facts — your neighbors only have rumors.

HOME VISITS

A Relocation Assistant from the Newark Housing Authority will come to visit you before the Authority purchases your home. *He will carry an identity card which states that the Authority has authorized him to visit your home.* It will be to your advantage to answer all his questions. Without your cooperation, he will be unable to determine what housing best suits your needs. Should there be any doubt about any person claiming to represent the Newark Housing Authority, call your neighborhood relocation office. The employees of the Authority will assist you!

**WHEN YOU MOVE
WHERE TO MOVE
MONEY FOR YOU
EMERGENCY NUMBERS**

SOCIAL SERVICES

The Relocation staff can help you in other ways as well. There are qualified people with whom you can discuss your medical, employment, financial or other problems, and when necessary, they can refer you to other agencies in the city for additional assistance.

RENT COLLECTION

After the building in which you live has been purchased by the Authority, a staff member will again visit your home to review your housing needs. *He will advise you that the Newark Housing Authority has become your landlord, and that on the first of each month, you will pay your rent to the Relocation Office, not your old landlord.* If you continue to pay your rent on time, you will not have to move until you are asked by the Authority to do so. In other words, **DON'T MOVE!** If you do find a new apartment by yourself, and find it more convenient to move immediately, please leave your forwarding address with the Relocation Office. *If you move without informing the Authority, and you cannot be traced, you may lose money to which you are entitled!* It is important to remember: Pay your rent only in the Relocation Office in your area — Make sure you receive a registered receipt. *Do not pay rent to anyone else or anywhere else!*

WHERE TO MOVE

As a result of new public and private construction and newly authorized rehabilitation of existing structures, you now may choose from a variety of housing, at varying rentals, or sales prices, throughout the city. The following is merely a brief listing of the different types of housing. The Relocation staff will of course discuss these programs with you in more detail and help you select the type of home which best suits your needs and your pocketbook.

LOW-INCOME PUBLIC HOUSING

There are 19 low-income projects in the city, including an adequate number of new units built especially for senior citizens. If you are eligible, you will be offered an apartment with as many rooms as you need to house your family, at a rent you can afford to pay. The rent, which includes gas, electricity, heat and hot water, is about $\frac{1}{3}$ of your family income. The maximum income for admission must be below certain limits. For residents of renewal sites these limits are about 20% higher. (You can make more money and still be eligible.)

LEASED HOUSING

This is private, standard housing. The Housing Authority selects suitable private apartments and rents them from the landlord. In turn the Authority subleases these units to families and senior citizens who qualify. This program permits the Authority to offer urban renewal site residents a wider choice of apartments in all areas of the City. If you qualify, the Authority pays the difference between the *rent you pay* and the *actual rent* it must pay the landlord. This means that you get an apartment generally in a

WHERE TO MOVE

MONEY FOR YOU

EMERGENCY NUMBERS

higher rent range, with the Authority footing part of the bill. Your Relocation Office will give you more details.

PRIVATE RENTAL HOUSING

The Relocation staff keeps an up-to-date list of vacant, standard apartments, located within the city limits, which have been inspected and are available for occupancy. You will be given an opportunity to look at and select from several of these inspected apartments.

Should you find an apartment, within the city, on your own, you must:

1. Notify the Authority; an inspector will be sent to check the condition of the apartment.
2. The house or apartment into which you move must be decent, safe, and sanitary.
3. Make sure your new apartment is not located in another urban renewal area. You don't want to move again! (Turn to the fold-out map at the back showing all the renewal sites in the City.)

REMEMBER, THERE IS NO NEED FOR YOU TO MOVE HASTILY TO A SUBSTANDARD OR SLUM APARTMENT. WE WILL DO OUR UTMOST TO LOCATE A SUITABLE APARTMENT FOR YOU. THAT'S OUR BUSINESS!

SALES HOUSING

If you own your own home, it will be purchased by the Authority at a fair price established by staff experienced in appraising properties. For those of you who want to buy another home or purchase a home for the first time, a Federal Housing Administration Certificate of Eligibility will be provided. You may be eligible for special FHA-insured financing. The relocation office will provide you with mortgage and financing information. You will be able to examine a list of F.H.A.-acquired and V.A.-acquired properties which are available for sale or rent, and the staff will put you in touch with an agent who can show you these properties.

MODERATE-INCOME HOUSING

Under this program, known as 221 (d) (3), the Federal government assists in the financing of housing built by nonprofit sponsors or persons. This financial assistance permits the builder to charge moderate rents. A certain number of apartments in these new developments will be made available to urban renewal area residents whose eligibility is determined by yearly income. Brick Towers, now being constructed on High Street, is an example of such housing. High Park Gardens is another example. Your relocation staff will be able to give you more information.

RELOCATION STANDARDS

Make sure that your new housing meets the following Relocation Standards:

1. Enough room to accommodate the entire family without overcrowding.
2. A heating system capable of keeping the entire house warm in cold weather.
3. A kitchen with a sink with hot and cold running water.
4. A separate bathroom, containing a flush toilet, a sink and bathtub, with hot and cold running water.
5. Safe electrical wiring with at least two outlets in each room.
6. Walls, ceilings and stairwells in good repair.
7. Adequate ventilation in all rooms.
8. Housing should be in a location convenient to schools, stores and public transportation, in a neighborhood which is not subject to serious environmental hazards or nuisances.

MONEY FOR YOU

MOVING EXPENSES

There are several ways in which the Newark Housing Authority can assist you financially when moving day arrives. You may claim money due you according to your particular needs.

For example, if you wish to make your own arrangements for moving, you may request a **FIXED PAYMENT**, which is based on the number of rooms of furniture that you will actually be moving.

You may find it more convenient to be paid for your *actual moving expenses*. (After you have selected a moving company, you can either pay him and present the receipted bill to your Relocation Worker in order to get your money back, or you can ask the mover to send his bill directly to your Relocation Worker.)

If you choose to do the latter, namely to be paid for actual moving costs, the following expenses will be covered:

- The cost of moving household furnishings, equipment and clothing.
- The cost of leaving behind certain possessions such as a refrigerator, window shades, floor coverings. (You will receive money in the amount you might fairly sell the item for in its present condition.)
- The cost of storing your possessions for a period of not more than one year.

*In either case, whether you prefer to receive a **FIXED PAYMENT** or reimbursement for actual moving expenses, the Newark Housing Authority is authorized to pay you an amount not to exceed \$200.00. It may be less than the maximum depending on the size of your housing unit.*

HOMEOWNERS

If you own your home, your relocation payment may include certain settlement costs and related charges connected with the purchase of your property. In addition, Replacement Housing Payments are available for certain owner-occupants of single- or two-family houses, to assist them in purchasing replacement housing.

ADDITIONAL RELOCATION PAYMENTS

Once you have actually moved and are settled in your new home, the Newark Housing Authority can pay you *Additional Relocation Payments*. These payments will be made for a period not to exceed 24 months. To qualify, your total family income, or your income as an individual if you are over 62, or are handicapped, must be within specified limits; you are unable to get an apartment in public housing; you move into a decent, safe, and sanitary private dwelling; and you file a claim within 60 days of your move.

Find out what your benefits are, **SPEAK TO A RELOCATION WORKER**.

Come in anytime between 9:00 A.M. and 4:30 P.M., Monday through Friday. If you cannot visit us during the above hours, please phone for an appointment.

RELOCATION SITE OFFICES

<i>Site</i>	<i>Address</i>	<i>Telephone</i>	<i>Manager</i>
R-6, R-52	315 Clinton Avenue	824-2811	_____
R-32, R-38	526 Clinton Avenue	242-1111	_____
R-45, R-62 R-123, R-156	315 Washington Street	642-8146	_____
R-49, R-50 R-58, R-121			
R-72	295 Warren Street	623-7178	_____
R-196	81 Wallace Street	624-6627	_____
Highway- Route 78	176 Hawthorne Avenue	242-1380	_____

EMERGENCY NUMBERS

If you are currently living in a building that has been acquired and is being maintained by the Newark Housing Authority, and you require immediate assistance for home repairs after 4:30 P.M. or on Saturdays, Sundays and Holidays, call: 622-4897 or 622-4898.

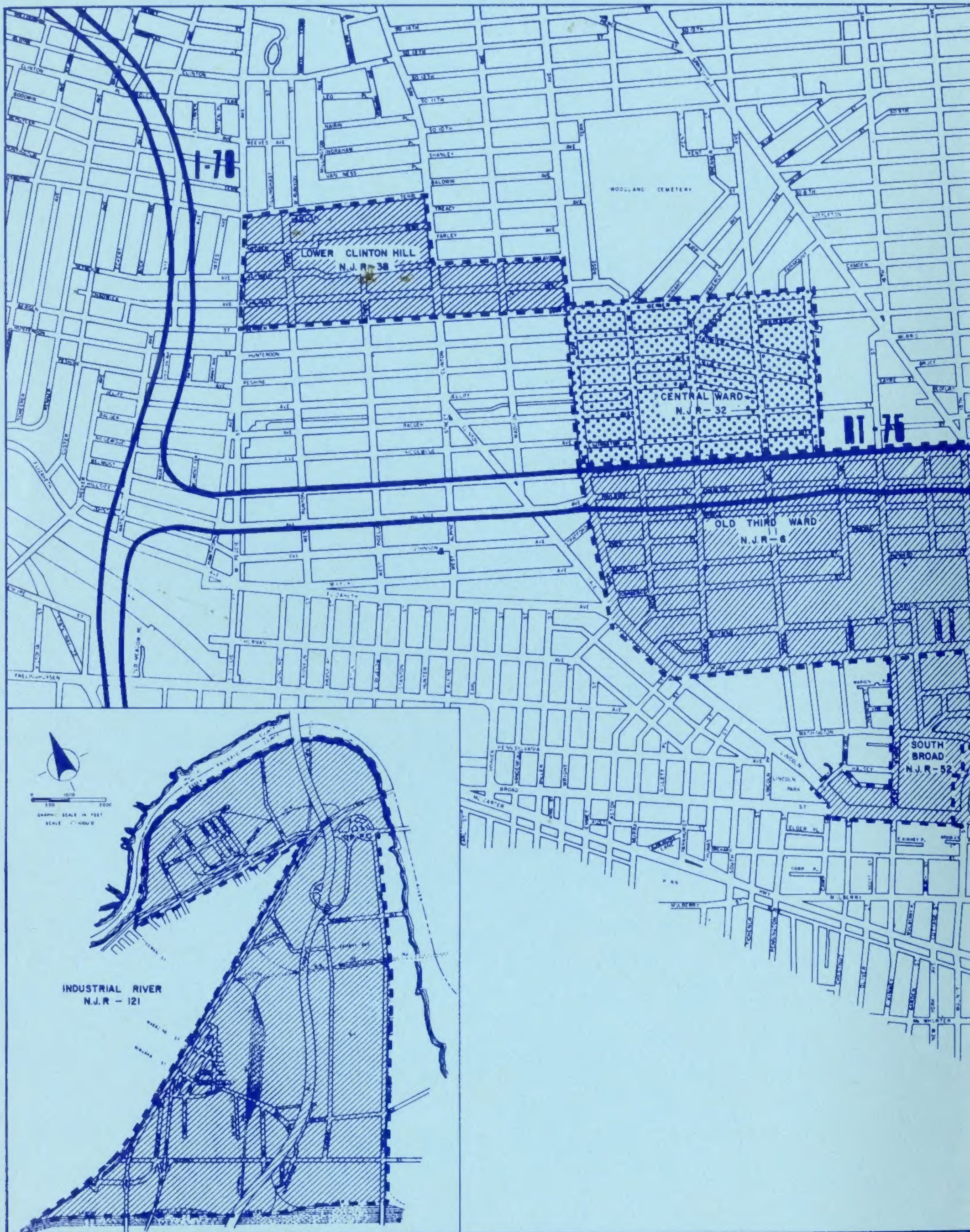
The telephone number of the Relocation Office in your neighborhood is listed on the opposite page; the night number is _____.

POLICE DEPARTMENT }622-5400
AMBULANCE SERVICE }

FIRE DEPARTMENT621-7400

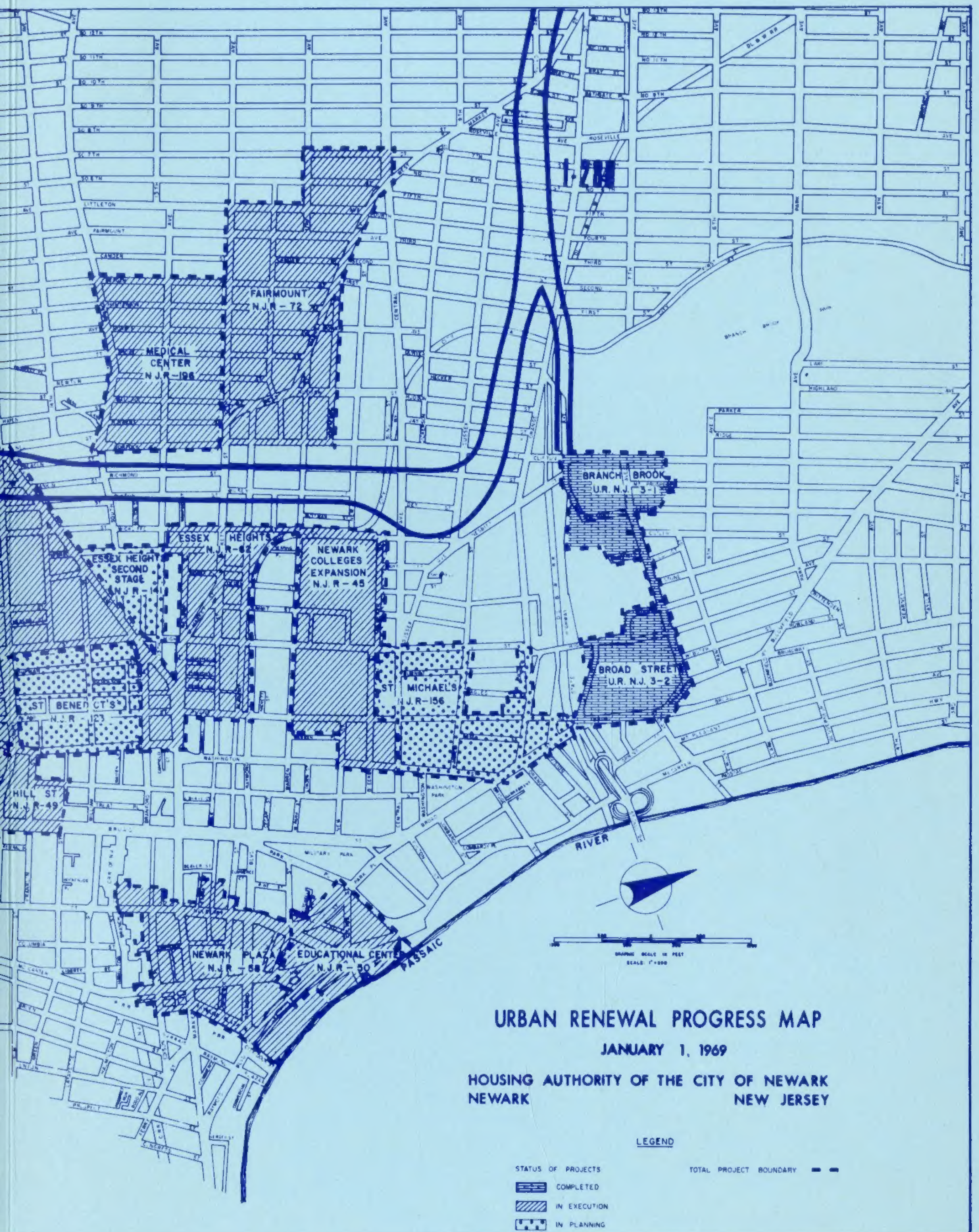
MARTLAND MEDICAL CENTER643-8800
(City Hospital) 65 Bergen Street

HOUSING AUTHORITY OF



URBAN RENEWAL PROGRESS MAP

OF THE CITY OF NEWARK



**DO YOU HAVE QUESTIONS?
DO YOU HAVE SUGGESTIONS?
DO YOU HAVE COMPLAINTS?**

**VISIT THE RELOCATION OFFICE
IN YOUR NEIGHBORHOOD.
GET THE FACTS!**

This is your Relocation Guide.